

Amendment to the
Terwillegar Heights servicing
concept design brief

1995

[Title supplied by cataloguer]

CARRIED

FOR THE MOTION: A. Bolstad, L. Chahley, T. Gomberg, R. Hayter,
P. Mackenzie, B. Mason, S. McKay, S. McKibben,
M. Phair, L. Staroszik.

ABSENT: J. Reimer; B. Campbell, T. Cavanagh.

MOVED S. McKay - T. Gomberg

That Bylaw No. 11056 be considered for third reading.

CARRIED

FOR THE MOTION: A. Bolstad, L. Chahley, T. Gomberg, R. Hayter,
P. Mackenzie, B. Mason, S. McKay, S. McKibben,
M. Phair, L. Staroszik.

ABSENT: J. Reimer; B. Campbell, T. Cavanagh.

MOVED S. McKay - T. Gomberg

That Bylaw No. 11056 be read a third time.

CARRIED

FOR THE MOTION: A. Bolstad, L. Chahley, T. Gomberg, R. Hayter,
P. Mackenzie, B. Mason, S. McKay, S. McKibben,
M. Phair, L. Staroszik.

ABSENT: J. Reimer; B. Campbell, T. Cavanagh.

MOVED B. Mason - M. Phair

That the Administration work with the developers to report alternatives to increase mode split of alternative modes and consider demand management options for external trips.

CARRIED

FOR THE MOTION: A. Bolstad, T. Gomberg, P. Mackenzie, B. Mason,
S. McKay, S. McKibben, M. Phair, L. Staroszik.

OPPOSED: L. Chahley, R. Hayter.

ABSENT: J. Reimer; B. Campbell, T. Cavanagh.

SUMMARY OF COUNCIL'S DECISIONS ON ITEM E.01 AND BYLAW NO. 11056

i)	That the amendment to the Terwillegar Heights Servicing Concept Design Brief be approved.	City Manager
ii)	That Bylaw No. 11056 be read a third time.	Planning & Dev.

Amendment to the Terwillegar Heights Servicing Concept Design Brief (SCDB)

- RECOMMENDATIONS:
1. That a non-statutory Public Hearing be held at City Council on July 17, 1995 to hear submissions on the amendment to the Terwillegar Heights Servicing Concept Design Brief.
 2. That the amendment to the Terwillegar Heights Servicing Concept Design Brief be APPROVED, following the Public Hearing.

HISTORY

The Terwillegar Heights Servicing Concept Design Brief was initially approved by resolution of City Council on September 14, 1992. The SCDB was prepared as a non-statutory policy document establishing the general framework for municipal infrastructure, servicing, land use and environmental requirements in the Terwillegar Heights area of Southwest Edmonton.

DISCUSSION

As a result of detailed planning work being undertaken by Carma Developers Inc. in its preparation of the proposed Terwillegar Heights Neighbourhood Area Structure Plan, it was determined that some land use concepts proposed in the SCDB could be altered to make better use of future infrastructure in Terwillegar Heights. Due to the nature of the proposed changes and their potential effects on land owners in the area, it was determined that an amendment to the SCDB would be required prior to Council's consideration of the Terwillegar Towne NASP.

Four changes are proposed in the SCDB amendment:

- 1) A realignment of the future Rabbit Hill Road extension, between 23 Avenue and the provincial Restricted Development Area (Transportation Utility Corridor).
- 2) The neighbourhood cells will be amended to accommodate the realignment of 142 Street as well as to include the Toole sand pit and an isolated portion of NE 35-51-25-W4M as part of Neighbourhood Cell 2B. School/park sites locations have also been amended to recognize the shift in the neighbourhood cells and ensure such sites are available where needed.
- 3) The proposed cemetery and integrated service yard is removed from the SCDB area.
- 4) The Toole Sand Pit will be used for both private and public recreational activities.

JUSTIFICATION

- 1) Realignment of the extension of Rabbit Hill Road will take advantage of the existing 142 Street road right-of-way and provide a more efficient servicing of land on a present ownership basis. Existing access and intersection requirements with the proposed Ring Road will remain.
- 2) The amendment to the neighbourhood cells will reduce the number of potential neighbourhoods from nine to six. The six remaining cells are of an adequate size to permit proper neighbourhood planning in future NASP submissions.
- 3) The removal of the Cemetery reflects that there is no longer a need for a cemetery at this location. The Public Works Department has acquired lands outside the Ring Road for a snow storage site and a service yard.
- 4) The inclusion of the Toole sand pit for public and private open space uses recognizes the unique nature of the pit and its opportunity for a unique open space area in neighbourhood 2B (Terwillegar Towne). The Parks and Recreation Department supports the use of the pit area for public and private open space.

ENCLOSURES

- I Consultant's Report: Amendment to the Terwillegar Heights Servicing Concept Design Brief
- II Original Terwillegar Heights (SCDB)
- III Amended Terwillegar Heights (SCDB)

Prepared by: Glen Radway *GR*
Approved by: Bruce Duncan *BD*
Planning and Development Department
June 12, 1995

**AMENDMENT TO THE
TERWILLEGAR HEIGHTS
SERVICING CONCEPT
DESIGN BRIEF**

Prepared for:

Carma Developers Ltd.

Prepared by:

IMC Consulting Group Inc.

May 1995
E20384-4

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1.0 BACKGROUND

This document has been prepared on behalf of Carma Developers Ltd., being the owners of the W ½ Sec. 35-51-25 W4 and the N ½ of S.E. ¼ Sec. 35-51-25 W4 within the undeveloped portion of Terwillegar Heights. The Terwillegar Heights Servicing Concept Design Brief (SCDB) was passed by resolution of Council on September 14, 1992. This document describes an amendment to the Terwillegar Heights SCDB.

2.0 DESCRIPTION OF PROPOSED AMENDMENT

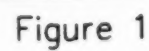
The amendment encompasses four separate items identified in the SCDB. Firstly, the proposed alignment of 142 Street arterial roadway will be adjusted to a north-south orientation along the existing 142 Street Government Road Allowance. Secondly, the realignment of 142 Street will necessitate an adjustment to the neighbourhood cell sizes and corresponding school site locations. Thirdly, the cemetery and municipal services yard proposed in the southern area of the plan have been eliminated. Lastly, the Carma and Toole sand pit areas will provide for both public and private recreational opportunities.

3.0 STATUS OF PLANNING AND DEVELOPMENT WITHIN TERWILLEGAR HEIGHTS

The Terwillegar Heights area has not yet commenced development. However, Neighbourhoods ASP's for Haddow (Cell 1), Leger (Cell 2A) and Hodgson (Cell 2C) have all been approved. The NASP for Terwillegar Towne (Cell 2B) is currently under review. The proposed ring road to the south of the plan area has not been constructed and construction is not anticipated in the near future. No constraints are anticipated from the existing or proposed surrounding land uses as a result of this amendment.

4.0 RATIONALE

Firstly, the originally proposed alignment of 142 Street (future Rabbit Hill Road) encouraged a major north-south arterial connection between the Riverbend lands north of the TransAlta Utilities powerline right-of-way and the future ring road on an alignment which bisects several land holdings diagonally and provides for an inefficient use of lands in this area. The amendment proposes to realign this important north-



south arterial connection so as to coincide with the existing Government Road Allowance. A Transportation Assessment has been completed (under separate cover) which supports the realignment of this roadway.

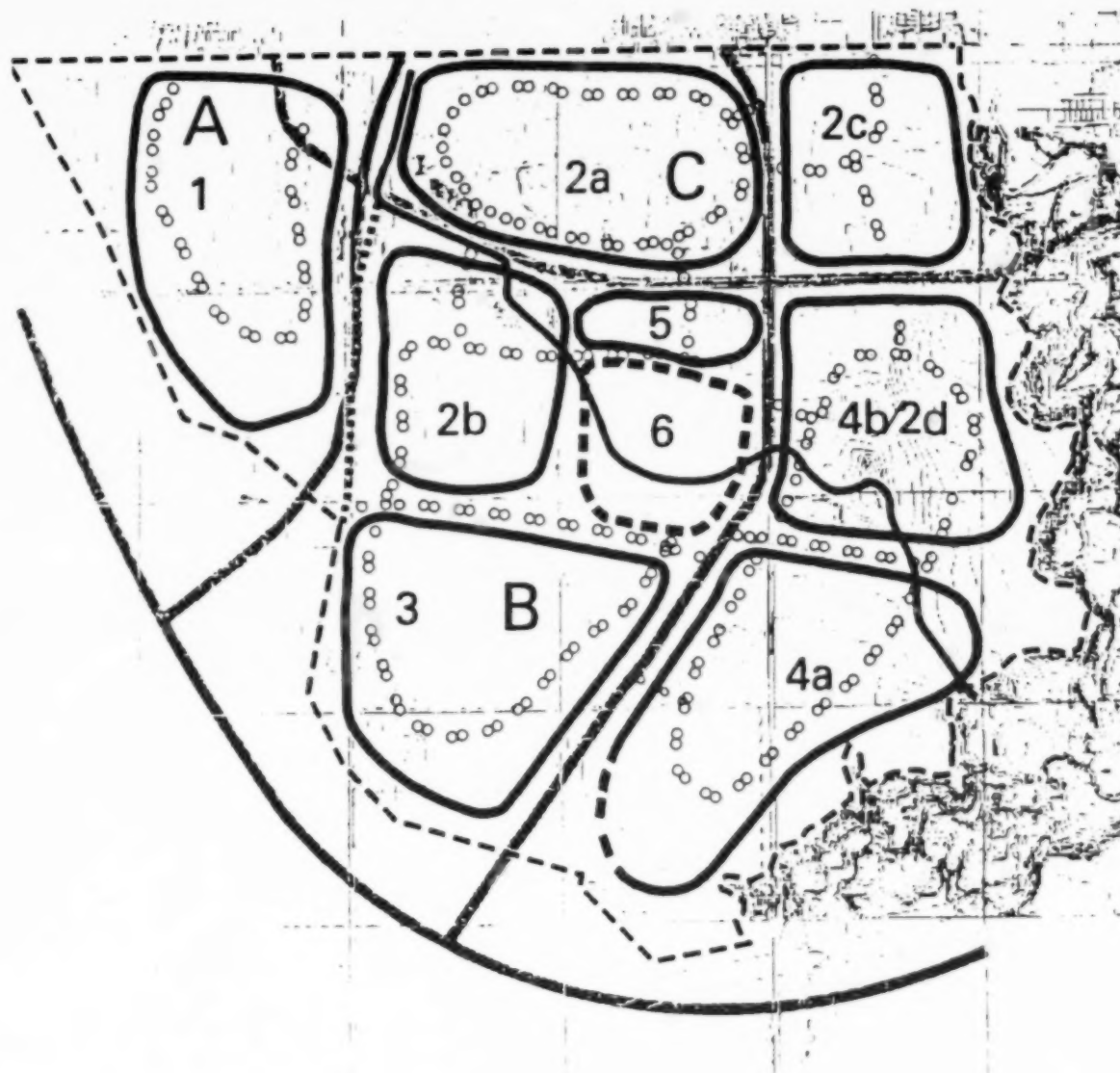
Secondly, as a result of the 142 Street realignment, the neighbourhood cells will require reconfiguration. Figure 2 shows the original neighbourhood cell orientation and Figure 3 shows the amended neighbourhood cells. The cells are approximately the same relative size as previously identified. School requirements have been shifted to coincide with the catchment areas created by the re-oriented neighbourhood boundaries.

Thirdly, the municipal services yard and cemetery proposed for the southern portion of the plan area has been eliminated. New locations for both the municipal services yard and cemetery have been secured south of the RDA. These uses are therefore not required within the plan area.

Finally, the Carma and Toole sand pits represent an exciting opportunity for development of open space facilities. Although there is limited availability for municipal reserve credit to be allocated for the acquisition of this facility, alternative uses are limited and would not provide the benefits that an open space facility would achieve. It is therefore proposed that this facility be developed as a combined public/private community recreational facility for the benefit of all Terwillegar Heights residents.

5.0 LAND USE IMPACT

The proposed amendment will have minimal impact on the total number of dwelling units, with the exception of approximately 50 ha which was previously allocated for a cemetery and municipal services yard. This land will now be included in the net residential land area (see Table 1 and Table 2). A redistribution of neighbourhood sizes will result in a corresponding redistribution of units of population into the various cells. The proposed distribution will remain consistent with the guidelines approved by City Council regarding low density/medium density distribution within neighbourhood.



--- STUDY AREA BOUNDARY



Neighbourhood
Call



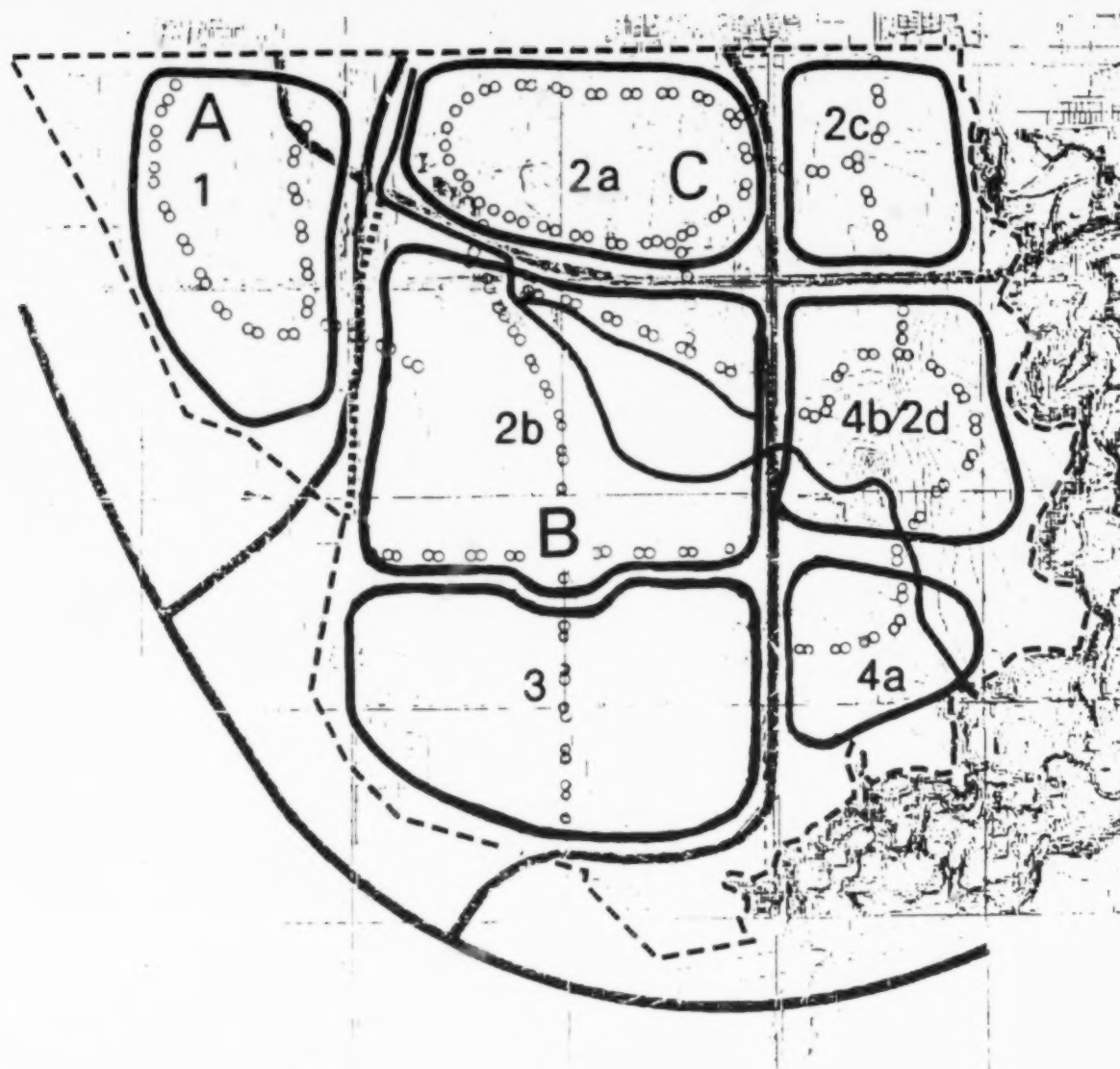
Drainage Basin
Boundary

A B C Drainage Basin

Arterial Roadway



Conceptualized
Collector Roadway
System



--- STUDY AREA BOUNDARY

O Neighbourhood Cell

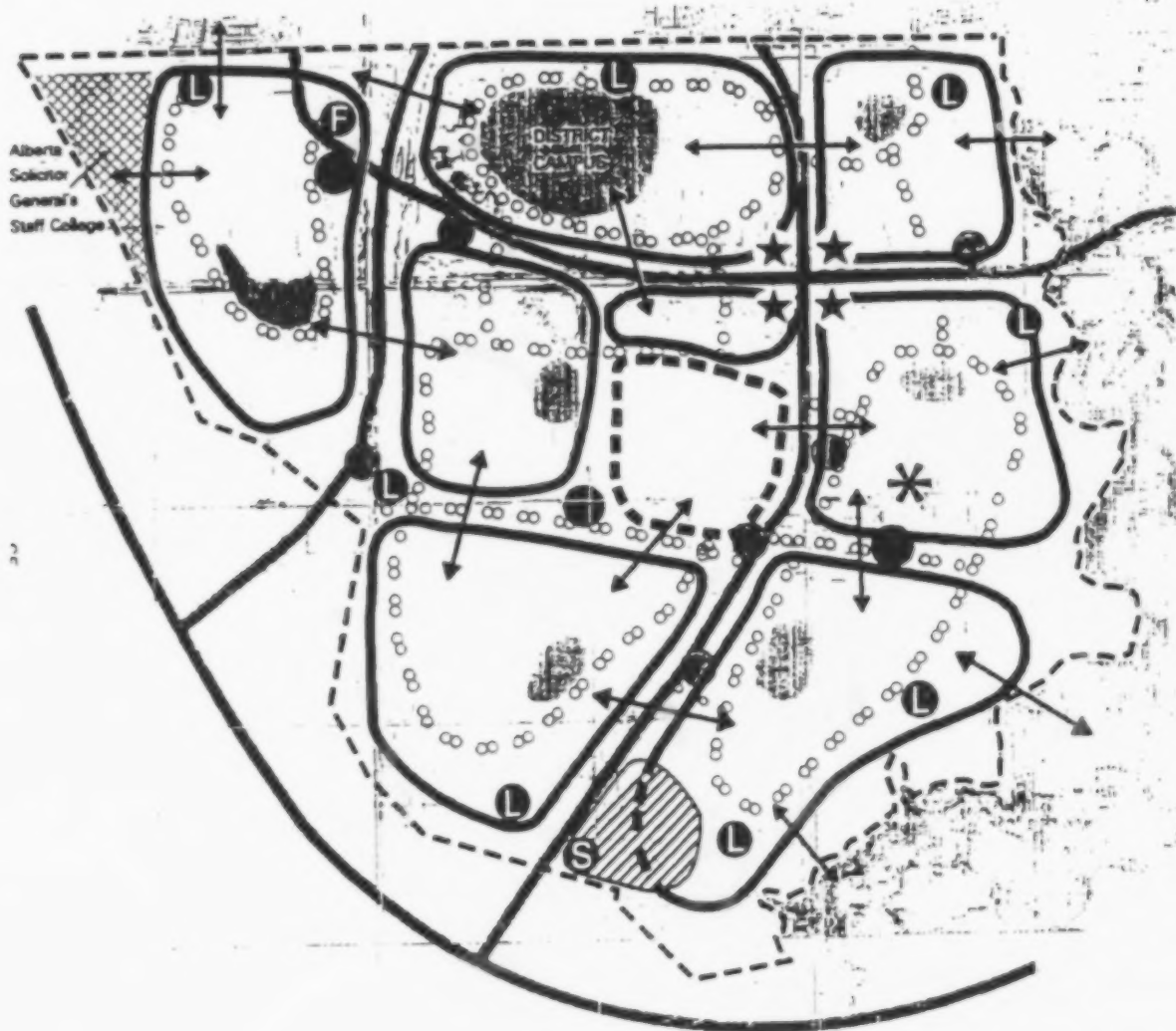
— Drainage Basin Boundary

A B C Drainage Basin

— Arterial Roadway

oo oo Conceptualized Collector Roadway System

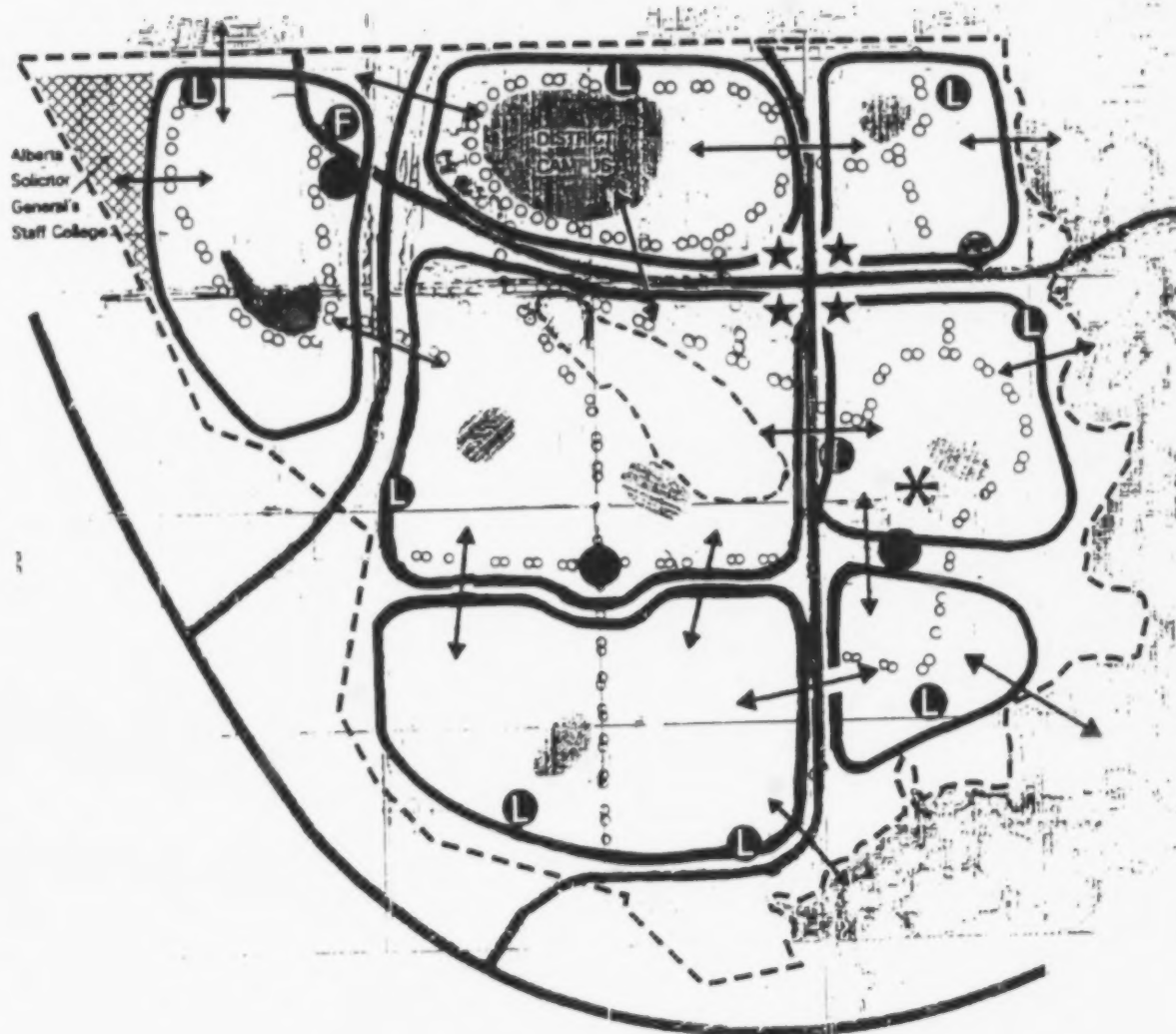
Figure 3



- STUDY AREA BOUNDARY
- Neighbourhood Cell
- School/Park Site
- Private Owned Disturbed Lands to be Reclaimed for Private Recreation Uses
- ★ Local Employment Centre (mixed use commercial/light industrial/residential)

- Local Commercial Centre
- Alternative Sites for Local Commercial Centres
- Stormwater Lake
- Fire Station
- Municipal Service Yard
- Municipal Cemetery
- ★ Viewpoint Area

- ↔ Neighbourhood Roadway System Links
- Arterial Roadway
- ○ Conceptualized Collector Roadway System



- STUDY AREA BOUNDARY
- Neighbourhood Cell
- School Park Site
- Privately Owned Disturbed Lands to be Reclaimed for Public and Private Recreation Uses
- ★ Local Employment Centre (mixed use commercial/light industrial/residential)

- Local Commercial Centre
- Alternative Sites for Local Commercial Centres
- Stormwater Lake
- Fire Station
- Municipal Service Yard
- ▨ Municipal Cemetery
- ★ viewpoint Area

- ↔ Neighbourhood Walkway System Links
- Arterial Roadway
- Conceptualized Collector Roadway System

Figure 5

6.0**SERVICING IMPACT**

As part of this amendment, an opportunity arose to review the alignment of sanitary trunk and storm sewer alignments through the Haddow Neighbourhood.

The City of Edmonton, Drainage Branch has indicated in principal that the sanitary servicing of lands south of Terwillegar, known as the Heritage Valley Lands, will no longer drain through the Haddow Neighbourhood. This fact, in combination with the advancement of Terwillegar Towne, presented an opportunity of revising the sanitary trunk sewer servicing the south and west portions of Terwillegar. The realignment of this sanitary sewer and the storm outfall provides a more flexible and economical system for the area. The realignment does not affect the concept presented in the original SCDB and does not negatively impact any lands.

7.0**TRANSPORTATION IMPACT**

A Transportation Assessment has been completed and submitted under separate cover. The report addresses the realignment of 142 Street within the SCDB area. The realignment maintains the 142 Street connection to Outer Ring Road as currently planned. The horizontal alignment geometrics for the proposed realignment meet the standards required by the City of Edmonton for arterial roadways. These changes in roadway alignment do not adversely affect the future function of 142 Street or the connection to the Outer Ring Road.

8.0**SCHOOLS AND PARKS**

The schools and parks have been redistributed as a result of the change in the neighbourhood cells. Details of the size, location and configuration will be provided through Neighbourhood Area Structure Plans. However, no substantive changes to the school and park site allocations will occur as a result of this amendment.

TABLE 1
ORIGINAL DEVELOPMENT CONCEPT
LAND USE STATISTICS

TERWILLEGAR HEIGHTS

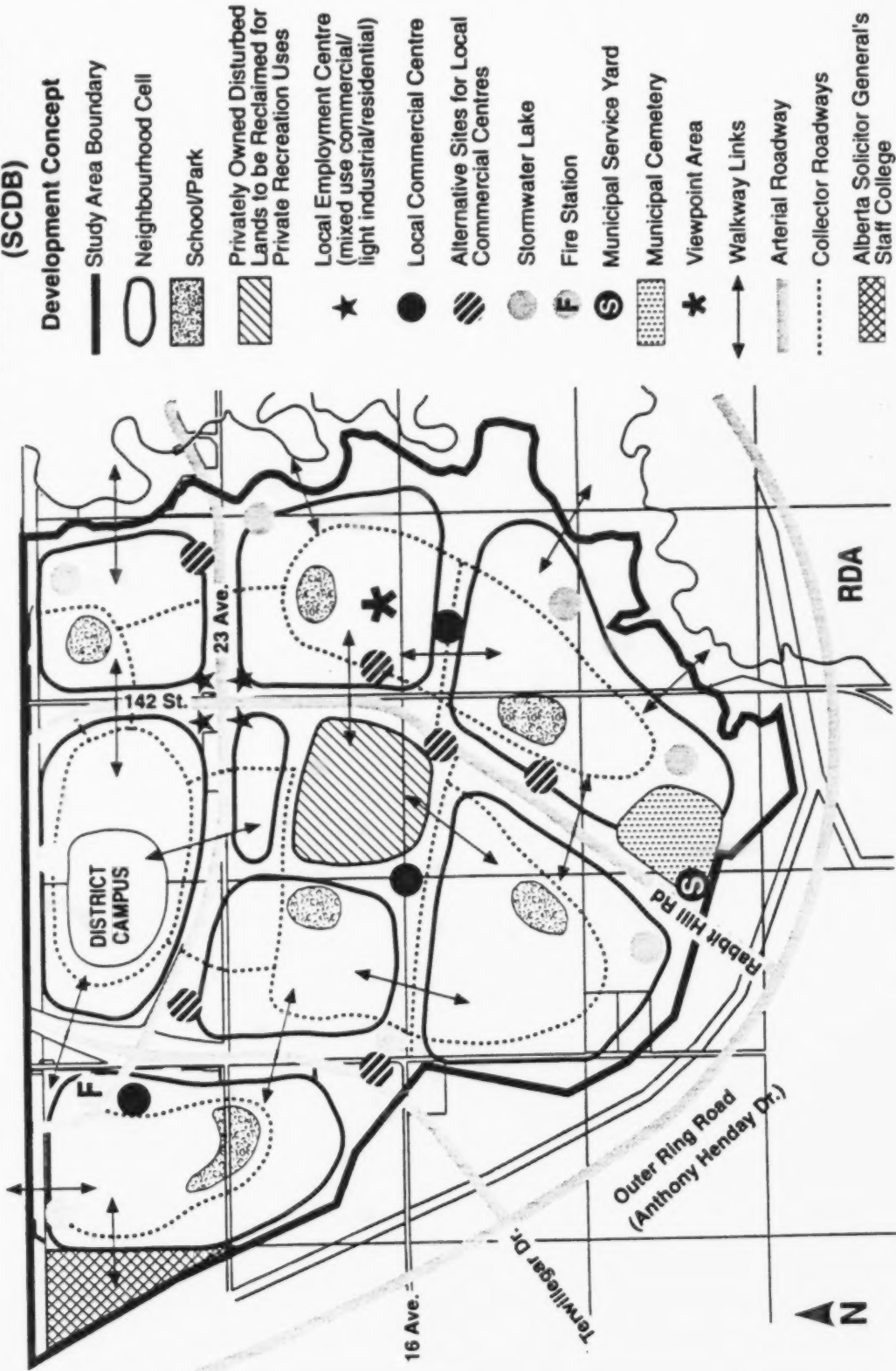
	ha
I Gross Study Area Total	873.50
II Gross Developable Area (GDA)	851.90
III Non-residential Land Use Requirements (debits)	
Edmonton Public School Board	42.49
Edmonton Catholic School Board	17.04
Edmonton Parks and Recreation Department MR	30.96
Stormwater Lakes	40.10
Integrated Service Yard	20.00
Municipal Cemetery	30.00
Local Commercial Centres (3)	5.00
Employment Area (location to be determined)	8.00
Fire Station Site	2.50
Toole Pit	<u>24.00</u>
Sub-Total Debit	<u>220.09</u>
Sub-Total	<u>631.81</u>
IV Debit 20% for roadway and other access/circulation requirements to provide:	
NET RESIDENTIAL DEVELOPMENT AREA	<u>505.45</u>

TABLE 2
AMENDED DEVELOPMENT CONCEPT
LAND USE STATISTICS

TERWILLEGAR HEIGHTS

	ha
I Gross Study Area Total	873.50
II Gross Developable Area (GDA)	851.90
III Non-residential Land Use Requirements (debits)	
Edmonton Public School Board	42.49
Edmonton Catholic School Board	17.04
Edmonton Parks and Recreation Department MR	30.96
Stormwater Lakes	40.10
Local Commercial Centres (3)	5.00
Employment Area (location to be determined)	8.00
Fire Station Site	2.50
Private Recreation (Toole Pit)	<u>24.00</u>
Sub-Total Debit	<u>170.09</u>
Sub-Total	<u>681.81</u>
IV Debit 20% for roadway and other access/circulation requirements to provide:	
NET RESIDENTIAL DEVELOPMENT AREA	<u>545.45</u>

ORIGINAL TERWILLEGAR HEIGHTS (SCDB)



AMENDED TERWILLEGAR HEIGHTS (SCDB)

Development Concept

Study Area Boundary

Neighbourhood Cell

School/Park

Privately Owned Disturbed
Lands to be Reclaimed for
Private Recreation Uses

Local Employment Centre
(mixed use commercial/
light industrial/residential)

Local Commercial Centre

Alternative Sites for Local
Commercial Centres

Stormwater Lake

Fire Station

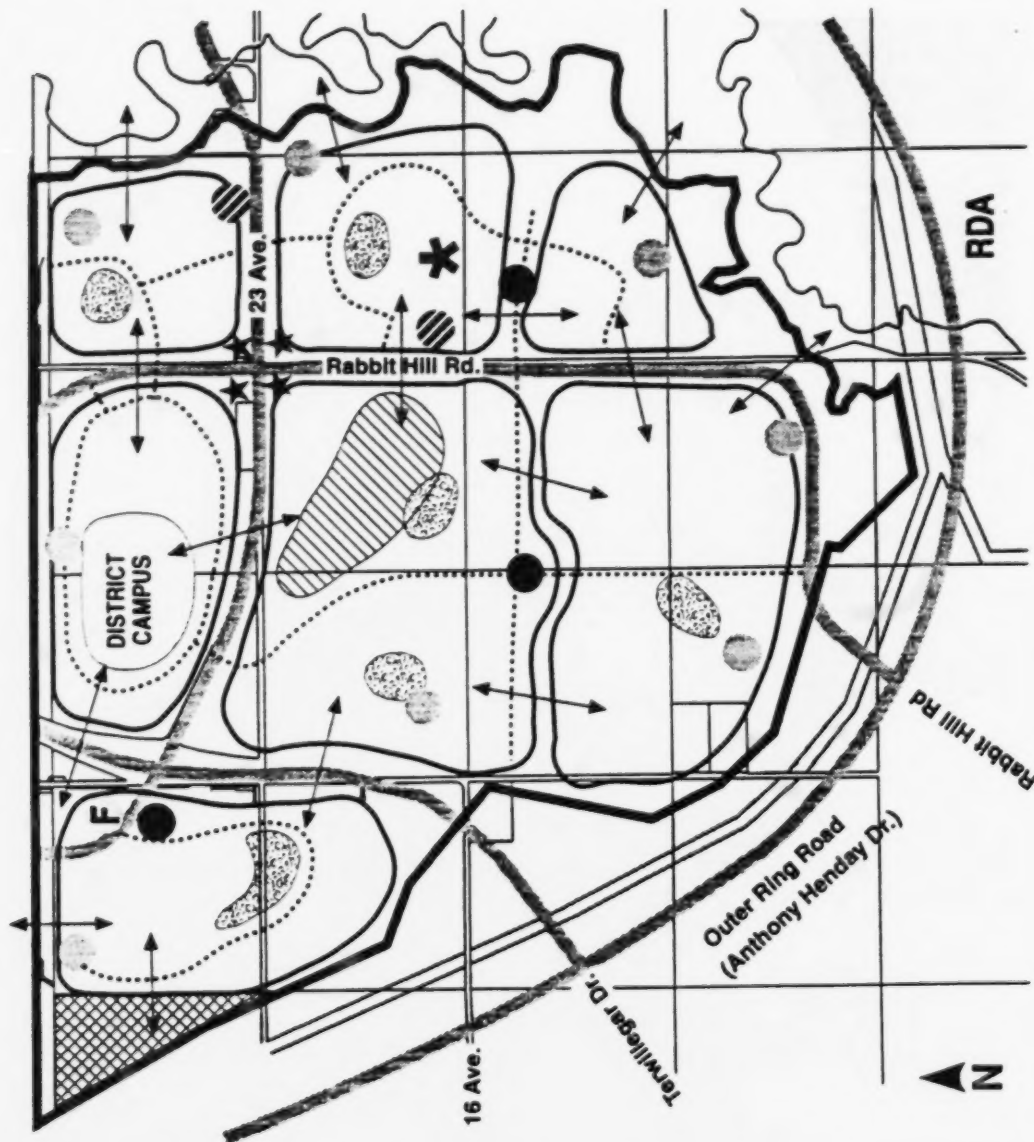
Viewpoint Area

Walkway Links

Arterial Roadway

Collector Roadways

Alberta Solicitor General's
Staff College



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